

AP MORGAN



Gorse Green Lane, Belbroughton,
Asking Price £525,000

Features:

- Semi Detached
- Off Road Parking
- Utility and WC
- 2 Reception Rooms
- 4 Double Bedrooms
- En-Suite
- Close to countryside walks, local pubs, and amenities
- Located in the charming village of Belbroughton

Description:

Nestled in the sought-after village of Belbroughton, this beautifully presented home on Gorse Green Lane offers the perfect blend of contemporary living and countryside charm. The property is approached via a generous driveway, providing ample parking for multiple vehicles, bordered by a mature lawn and surrounded by peaceful, leafy surroundings that set the tone for this serene residence.

The property is approached via a substantial private driveway, providing off-road parking for several vehicles. Flanked by a mature, well-tended lawn and surrounded by established greenery, the setting is peaceful and secluded, offering a warm welcome and a sense of privacy from the moment you arrive.

Inside, the ground floor is bright, spacious, and thoughtfully laid out to suit modern family living. The entrance hall leads to two generously sized reception rooms, both filled with natural light and offering versatile spaces for entertaining, relaxing, or working from home. The contemporary kitchen is a standout feature, fitted with sleek cabinetry, integrated appliances, and ample workspace, ideal for both everyday cooking and hosting guests. A separate utility room provides additional storage and laundry space, while a stylish WC adds convenience to the ground floor layout.

Upstairs, the first floor comprises four well-proportioned bedrooms. The master bedroom is a luxurious retreat, complete with a modern en suite shower room finished to a high standard. The remaining bedrooms are equally spacious and share access to a beautifully appointed family bathroom, featuring modern fixtures and a calming design.

The rear garden is a true highlight of the property, accessible from both the kitchen and the lounge via elegant French doors. These open onto a paved patio area, perfect for alfresco dining and summer gatherings. Beyond the patio lies a lush lawn, ideal for children to play or for relaxing in the sun, and a further decked area



at the rear provides an additional space for outdoor seating or entertaining.

Gorse Green Lane is one of Belbroughton's most sought-after addresses, known for its peaceful surroundings, charming village atmosphere, and proximity to countryside walks, local pubs, and excellent transport links. This property offers a rare opportunity to enjoy contemporary living in a tranquil, well-connected location.

Details:

Entrance Hall

Utility Room 1.92 x 1.73

WC

Kitchen 3.53 x 2.77

Hallway

Reception Room 4.54 x 3.15

Lounge 7.18 x 3.22 Max

Landing

Bedroom 1 4.57 x 3.22

En-Suite

Bedroom 2 3.25 x 3.16

Bedroom 3 3.25 x 2.77 Max

Bedroom 4 2.83 x 2.77

Bathroom 2.38 x 2.26

EPC Rating: E

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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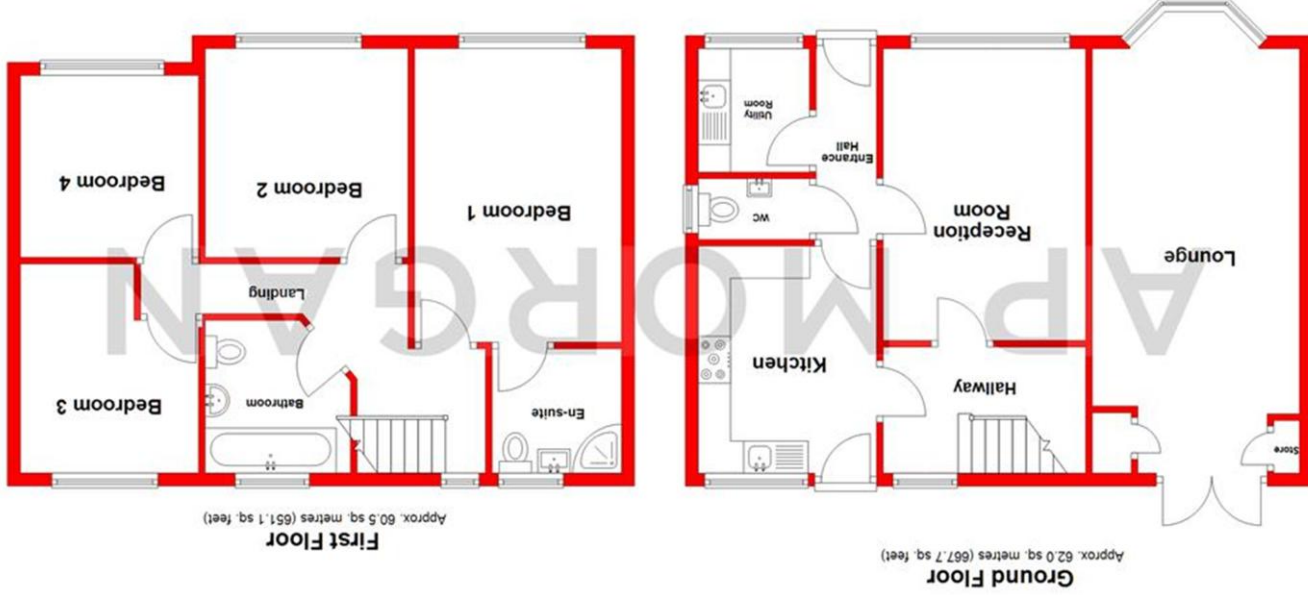
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